GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority –Change of land use from Industrial use to Residential use in Sy.Nos.324/P, 325/2, 326/1 & 2P, 327/1P, 328/1P, 329/1P & 330 of Gidijala (V), Anandapuram (M), Visakhapatnam District to an extent of Ac.20.46 cents - Draft Variation - Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 282 Dated: 04-11-2016
Read the following:-

1. From the Vice Chairman, VUDA, Visakhapatnam, Lr.Rc. No.4567/15/L6, Dated;29.09.2015.
2. Government Letter No.69118/H2/2015-1, Dated:31.05.2016.
3. From the VC, VUDA, Visakhapatnam, Lr.Rc.No.4567/2015/L6, Dt.11.07.2016.
4. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.69118/H2/2015-2, Dt.12.09.2016.
6. Notification No.676, Dated:16.09.2016 published in Part-I of Andhra Pradesh Gazette.
7. From the Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No.4567/2015/L6, Dt.18.10.2016.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.676, Part-I, Dated:16.09.2016. In the letter 7th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification no objections and suggestions were received from the public within the stipulated period and also informed that the applicant has paid an amount of Rs.25,02,695/- towards balance conversion charges vide VUDA receipt No.1102/2015-16, Dt.02.09.2016 and No.1878/2016-17, Dt.13.10.2016. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
Copy to:
The applicant through the Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 MA & UD (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

[P.T.O.]

VARIATION

The site falling in Sy.Nos.324/P, 325/2, 326/1 & 2P, 327/1P, 328/1P, 329/1P & 330 of Gidijala (V), Anandapuram (M), Visakhapatnam District admeasuring an area of Acs.20.46 cents. The boundaries of which are given in the schedule below, which was earmarked for Industrial Land Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential Land Use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. The applicant shall hand over an extent of Ac.1.55 cents area to the VUDA through Gift Deed at free of cost for widening of existing road to 200'-0"feet.
3. 9 mts. buffer zone to be maintained western side of the Sy.Nos.329 & 330 and Sy.No.327 part, Eastern side Sy.No.325 & 326.
4. Required Buffer should be maintained towards water body located on Northern side, within the applicant site as per G.O.Ms.No.168, MA&UD (M) Department, Dt.04.07.2012.
5. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
6. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 40'wide road.

East : Existing 40'wide road is proposed to 200'wide Master Plan road and vacant land in S.Nos.326/P, 327/P & 328/P of Gidijala (V), Anandapuram (M)

South : Vacant land in S.No.331 of Gidijala (V), Anandapuram (M).

West : Vacant land in S.No.323,325/1,326/P,327/P & 328/P of Gidijala (V), Anandapuram (M).

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER